

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

W-04131A

C

Cross Creek Ranch Water Company
6825 E. Tennessee Avenue, Suite 547
Denver, CO 80224

RECEIVED

MAY 16 2005

AZ Corporation Commission
Director Of Utilities

ANNUAL REPORT

FOR YEAR ENDING

12	31	2004
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FOR COMMISSION USE

Ann04	04
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COMPANY INFORMATION

Company Name (Business Name) Cross Creek Ranch Water Company

Mailing Address 6825 E. Tennessee Ave. Suite 547
(Street)

Denver
(City)

CO
(State)

80224
(Zip)

(303) 333-1250
Telephone No. (Include Area Code)

(303) 333-1257
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address: N/A

Local Office Mailing Address 5725 N. Scottsdale Road, Suite C-100
(Street)

Scottsdale
(City)

AZ
(State)

85250
(Zip)

(480) 396-4567
Local Office Telephone No. (Include Area Code)

(480) 396-6966
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address:

MANAGEMENT INFORMATION

Management Contact: Pivotal Utility Management - Jason Williamson , Manager
(Name) (Title)

6825 E. Tennessee Ave. Suite 547
(Street)

Denver
(City)

CO
(State)

80224
(Zip)

(303) 333-1250
Telephone No. (Include Area Code)

(303) 333-1257
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address: pivotalutility@earthlink.net

On Site Manager: Arizona Wastewater Service
(Name) Steve Burnett

(Street) P.O. Box 3890
928-203-9320

(City) Sedona
928-203-9321

(State) AZ

(Zip) 86340

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address: awws@verdenet.com

Statutory Agent:
(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney:

(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ **Sole Proprietor (S)**

☐ **C Corporation (C) (Other than Association/Co-op)**

☐ **Partnership (P)**

☐ **Subchapter S Corporation (Z)**

☐ **Bankruptcy (B)**

☐ **Association/Co op (A)**

☐ **Receivership (R)**

☐ **Limited Liability Company**

☐ **Other**

(Describe) Corporation

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ **APACHE**

☐ **COCHISE**

☐ **COCONINO**

☐ **GILA**

☐ **GRAHAM**

☐ **GREENLEE**

☐ **LA PAZ**

☐ **MARICOPA**

☐ **MOHAVE**

☐ **NAVAJO**

☐ **PIMA**

☐ **PINAL**

☐ **SANTA CRUZ**

☒ **YAVAPAI**

☐ **YUMA**

☐ **STATEWIDE**

COMPANY NAME: Cross Creek Water Company

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements	97,311	4,866	92,445
307	Wells and Springs	148,484	7,424	141,060
311	Pumping Equipment	127,715	6,386	121,329
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	133,096	6,655	126,441
331	Transmission and Distribution Mains	516,438	25,822	490,616
333	Services	106,366	5,318	101,048
334	Meters and Meter Installations			
335	Hydrants	82,790	4,140	78,650
336	Backflow Prevention Devices	22,160	1,108	21,052
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment	7,512	376	7,136
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	1,241,872	62,095	1,179,777

This amount goes on the Balance Sheet Acct. No. 108 

COMPANY NAME: Cross Creek Water Company

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements	97,311	5%	4,866
307	Wells and Springs	148,484	5%	7,424
311	Pumping Equipment	127,715	5%	6,386
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	133,096	5%	6,655
331	Transmission and Distribution Mains	516,438	5%	25,822
333	Services	106,366	5%	5,318
334	Meters and Meter Installations			
335	Hydrants	82,790	5%	4,140
336	Backflow Prevention Devices	22,160	5%	1,108
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment	7,512	5%	376
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	1,241,872		62,095

This amount goes on Comparative Statement of Income and Expense Acct. No. 403

COMPANY NAME: Cross Creek Water Co.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITES		
231	Accounts Payable		
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		\$820
236	Accrued Taxes		\$648
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES		1,468
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds (Meter Installation Deposits)		\$4,535
	DEFERRED CREDITS		
251	Unamortized Premium on Debt		
252	Advances in Aid of Construction (Meter Deposits)		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS		
	TOTAL LIABILITIES		\$6,003
	CAPITAL ACCOUNTS		
201	Common Stock Issued		
211	Paid in Capital in Excess of Par Value		\$3,000
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL		\$3,000
	TOTAL LIABILITIES AND CAPITAL	0	\$9,003

COMPANY NAME: Cross Creek Water Co.

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue		\$7,807
460	Unmetered Water Revenue		\$811
474	Other Water Revenues		\$6,253
	TOTAL REVENUES		\$14,871
	OPERATING EXPENSES		
601	Salaries and Wages (Professional Fees)		\$3,128
610	Purchased Water		
615	Purchased Power		
618	Chemicals		
620	Repairs and Maintenance		
621	Office Supplies and Expense		
630	Outside Services		
635	Water Testing		
636	Contractual Services - Other		
650	Transportation Expenses		
657	Insurance – General Liability		
659	Insurance - Health and Life		
666	Regulatory Commission Expense		\$466
675	Miscellaneous Expense		\$78
403	Depreciation Expense		\$62,095
408	Taxes Other Than Income		
408.11	Property Taxes		\$179
409	Income Tax		
	TOTAL OPERATING EXPENSES		\$65,946
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income		
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/EXP		
	NET INCOME/(LOSS)	0	(51,075)

COMPANY NAME: Cross Creek Water Co.

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End

\$4,535

Meter Deposits Refunded During the Test Year

COMPANY NAME: Cross Creek Water Co.

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
17436	Unknown			

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) =

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
10 HP	2	27	

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
250,000	1		1

COMPANY NAME

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2		
3		
4		
5		
6	DIP	675
8	C900 Class PVC	629
10		
12	DIP	50

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X 3/4	
3/4	
1	9
1 1/2	
2	
Comp. 3	
Turbo 3	
Comp. 4	
Tubo 4	
Comp. 6	
Tubo 6	

For the following three items, list the utility owned assets in each category.

TREATMENT EQUIPMENT:

STRUCTURES:

OTHER:

COMPANY NAME:

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2004

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER	9	156,130	
OCTOBER	9	327,153	598,500
NOVEMBER	9	327,158	426,500
DECEMBER	9	327,153	476,400
TOTAL		NA	1,501,400

Is the Water Utility located in an ADWR Active Management Area (AMA)?

() Yes

() No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

() Yes

() No

If yes, provide the GPCPD amount: _____

What is the level of arsenic for each well on your system. _____ mg/l

(If more than one well, please list each separately.)

Note: If you are filing for more than one system, please provide separate data sheets for each system.

COMPANY NAME Cross Creek Ranch Water Company YEAR ENDING 12/31/2004

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2004 was: \$ 179

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

COMPANY NAME Cross Creek Ranch Water Company YEAR ENDING 12/31/2004

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported
Estimated or Actual Federal Tax Liability

N/A

State Taxable Income Reported
Estimated or Actual State Tax Liability

N/A


Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances
Amount of Gross-Up Tax Collected
Total Grossed-Up Contributions/Advances

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.


SIGNATURE

5/13/05
DATE

Jason Williamson, Manager
PRINTED NAME

TITLE

RECEIVED

VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY

MAY 16 2005

AZ Corporation Commission
Director Of Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF Yavapai		
NAME (OWNER OR OFFICIAL)	Jason Williamson	TITLE Manager
COMPANY NAME Cross Creek Ranch Community Association		

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION
FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT


IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2004 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$ 9,516

(THE AMOUNT IN BOX AT LEFT
INCLUDES \$648
IN SALES TAXES BILLED, OR COLLECTED

*RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.

X 
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

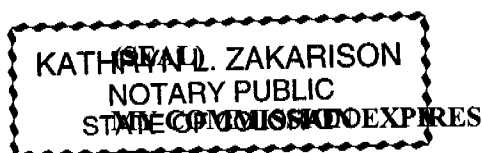
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

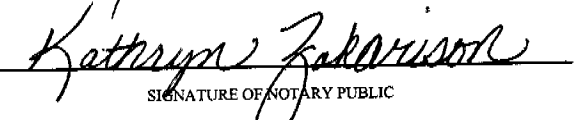
13

DAY OF

NOTARY PUBLIC NAME Kathryn L. Zakarison	
COUNTY NAME Denver	
MONTH May	20 05



My Commission Expires 12/06/2008

12/06/08 X 
SIGNATURE OF NOTARY PUBLIC

RECEIVED

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

MAY 16 2005

**AZ Corporation Commission
Director Of Utilities**

VERIFICATION

STATE OF _____
I, THE UNDERSIGNED
OF THE

COUNTY OF (COUNTY NAME)
Yavapai
NAME (OWNER OR OFFICIAL) TITLE
Jason Williamson, Manager
COMPANY NAME
Cross Creek Ranch Community Association

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

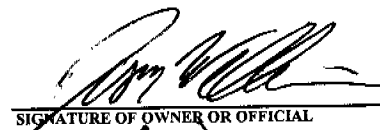
IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2004 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 9,516

(THE AMOUNT IN BOX ABOVE
INCLUDES \$648
IN SALES TAXES BILLED, OR COLLECTED

****REVENUE REPORTED ON THIS PAGE MUST
INCLUDE SALES TAXES BILLED OR
COLLECTED. IF FOR ANY OTHER REASON,
THE REVENUE REPORTED ABOVE DOES NOT
AGREE WITH TOTAL OPERATING REVENUES
ELSEWHERE REPORTED, ATTACH THOSE
STATEMENTS THAT RECONCILE THE
DIFFERENCE. (EXPLAIN IN DETAIL)**

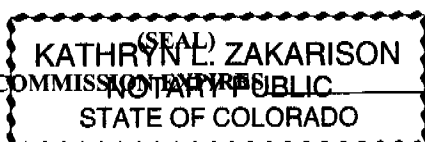

SIGNATURE OF OWNER OR OFFICIAL
(303) 333-1250
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 13 DAY OF

COUNTY NAME
Denver
MONTH
May
20 05


KATHRYN L. ZAKARISON
NOTARY PUBLIC
STATE OF COLORADO


SIGNATURE OF NOTARY PUBLIC

My Commission Expires 12/06/2008

2004 TAX NOTICE

JAN 2004
TO
DEC 2004

COUNTY OF YAVAPAI

ARIZONA

ADDRESS: 1015 FAIR ST.

PRESCOTT AZ 86305

LEGAL DESCRIPTION: SECTION 33 TWN 17 RNG 5E ACRES .40 USE 0262
CROSS CREEK RANCH TRACT G CONT .40AC SEC 33-17-5E M&P 48/8-14

TAX ROLL NUMBER	127475
PARCEL IDENTIFICATION	408-19-129 3
TAX AREA CODE	0970

IMPORTANT - SEE REVERSE SIDE
FOR COMPLETE EXPLANATION OF
YOUR 2004 TAX NOTICE AND
PAYMENT INSTRUCTIONS

408-19-129 3 127475

CACHET-WESTERN II LLC
15475 N GREENWAY HAYDE B-20
SCOTTSDALE AZ 85260

04-3468

2004 TAX SUMMARY (3)

PRIMARY AD VALOREM TAX	10450
LESS STATE AID TO EDUCATION	00
NET PRIMARY AD VALOREM TAX	10450
SECONDARY AD VALOREM TAX	7426
SPECIAL DISTRICT TAX	00

PAY TOTAL OR HALF TAX

TOTAL TAX DUE	17876
HALF TAX	8938

DELINQUENT DATES

1st HALF NOV. 1, 2004

2nd HALF MAY 1, 2005

THIS IS THE ONLY NOTICE YOU WILL RECEIVE
NO RECEIPT WILL BE SENT UNLESS REQUESTED

PRIMARY PROPERTY TAX CALCULATION (1)

ITEM	LIMITED VALUE	ASSMT. %	ASSESSED VALUE	EXEMPTION	TAX RATE	AD VALOREM TAX
LAND, BLDGS, ETC.	11485	160	1838	0	56852	10450
PERSONAL PROPERTY	0	0	0	0	0	00
TOTALS	11485		1838	0		10450

SECONDARY PROPERTY TAX CALCULATION (2)

ITEM	FULL CASH VALUE	ASSMT. %	ASSESSED VALUE	EXEMPTION	TAX RATE	AD VALOREM TAX
LAND	12819	160	2051	0	36205	7426
BLDGS, ETC.	0	0	0	0	0	00
PERSONAL PROPERTY	0	0	0	0	0	00
TOTALS	12819		2051	0		7426

2003-2004 TAX COMPARISON (4)

TAX CODE	TAX JURISDICTION	2004 PRIMARY	2004 SECONDARY	2004 TOTAL	2003 TOTAL	DIFFERENCE
2000	YAVAPAI COUNTY	3127	00	3127	00	3127
2001	SCHOOL EQUALIZATION	838	00	838	00	838
7009	SEDONA OAK CREEK SD #9	3214	2272	5486	00	5486
7993	MINIMUM SCHOOL TAX SD #9	399	00	399	00	399
8150	COMMUNITY COLLEGE	2872	592	3464	00	3464
0010	SD #9 BI-COUNTY TAX REPAYMENT	00	35	35	00	35
1208	SEDONA FD	00	3589	3589	00	3589
1900	FIRE DISTRICT ASSISTANCE FUND	00	205	205	00	205
4900	YAVAPAI COUNTY LIBRARY DIST	00	223	223	00	223
5001	YAVAPAI FLOOD CONTROL DISTRICT	00	407	407	00	407
0000	VALLEY ACADEMY EDUCATION DISTRI	00	103	103	00	103
	TOTALS	10450	7426	17876	00	17876

CROSS CREEK RANCH WATER COMPANY

1004

Yavapai County Treasurer

10/21/2004

Property Tax on 408-19-129 3 - In Full

178.76

CCR Water Operat Property Tax - parcel 408-19-129 3

178.76